EXHIBIT

F

F -1

Navillus Tile, Inc. 53-18 11th Street Long Island Cty, NY 11101

Invoice Date 01-30-2007

Customer ID T.IMES Invoice ID 91676

Work Order

Ship Date

To:

Time Square Construction

Job Location:

Ship Via None

Rent 4th Qtr 2006

3,000.00

Amount Billed

\$3,000.00

Retainage Held

01-30-2007

\$3,000.00

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TIME SQUARE 00965

F -2

Navillus Tile, Inc.

INVOICE

53-18 11th Street, L.I.C ,NY 11101 Phone 718-784-0500 DATE: Jan INVOICE # FOR:

January 30, 2007 3 *TSC*

Bill To:

Time Square Construction 355 Lexington Ave New York ,NY 10017

4th QTR 2006	
Lease Office Space at 53-18 11th Street ,L.I.C,NY 11101 (1mts)	
Use of Office Equipment & Telephones (1mts)	3,000.00
	-
TOTAL	\$ 1.17 3000,00

Make all checks payable to Navillus Tile ,Inc.

THANK YOU FOR YOUR BUSINESS!

Filed 11/19/2007

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-3

Navillus Tile, Inc. 53-18 11th Street Long Island Cty, NY 11101

Invoice Date 09-30-2006

Customer ID T.IMES Invoice ID 91675

Work Order

Ship Date

To:

Job Location:

Time Square Construction

Ship Via None

1 Rent 3rd Qtr 2006

9,000.00

Amount Billed

\$9,000.00

Retainage Held

09-30-2006

\$9,000.00

Navillus Tile, Inc.

INVOICE

53-18 11th Street, L.I.C ,NY 11101 Phone 718-784-0500 DATE: INVOICE# September 30, 2006

CE#

TSC

Bill To:

Time Square Construction 355 Lexington Ave New York ,NY 10017

3rd QTR 2006		
Lease Office Space at 53-18 11th Street ,L.I.C,NY 11101 (3mts)		
Use of Office Equipment & Telephones (3mts)	9,000.00	
•		
		•
		•
	TOTAL	\$ 1 1 1 9 000 or

Make all checks payable to Navillus Tile ,Inc.

THANK YOU FOR YOUR BUSINESS!

Filed 11/19/2007

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Navillus Tile, Inc. 53-18 11th Street Long Island Cty, NY 11101

Invoice Date 07-30-2006

Customer ID T.IMES Invoice ID 91674

Work Order

Ship Date

To:

Job Location:

Time Square Construction

Ship Via None

Rent 2nd Qtr 2006

9,000.00

Amount Billed

\$9,000.00

Retainage Held

07-30-2006

\$9,000.00

Navillus Tile, Inc.

INVOICE

53-18 11th Street, L.I.C ,NY 11101 Phone 718-784-0500 DATE: INVOICE# July 30, 2006 1 TSC

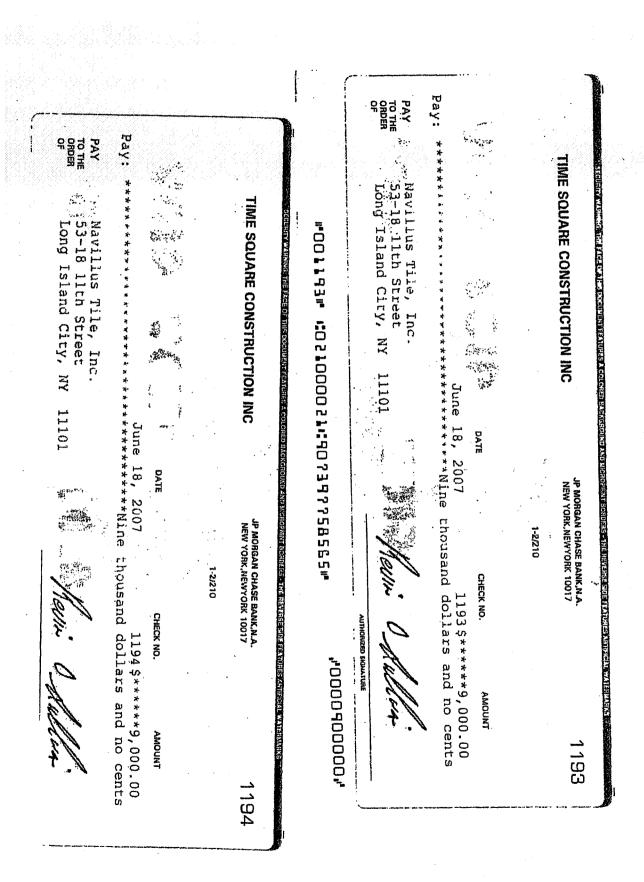
Bill To:

Time Square Construction 355 Lexington Ave New York ,NY 10017

2nd QTR 2006				
	8 11th Street ,L.I.C,NY 11101 (3	mts)		
Use of Office Equipment &		9,000.00		
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			nvi	resumminant posmistamiliantiva
			TOTAL	9 00000

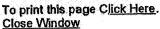
Make all checks payable to Navillus Tile, Inc.

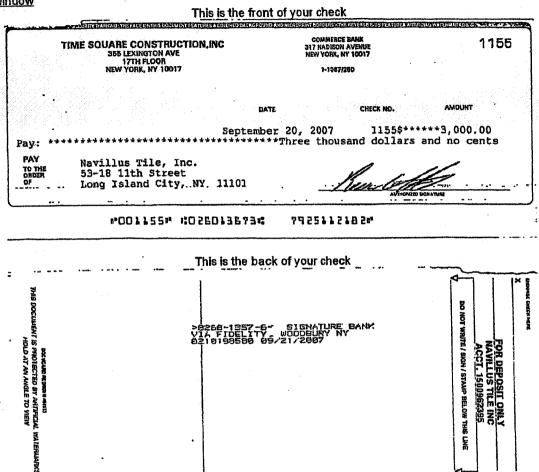
THANK YOU FOR YOUR BUSINESS!



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LEASE SUMMARY

Landlord:

355 Lexington LLC

Tenant:

Time Square Construction, Inc.

Premises:

355 Lexington Avenue, 17th Floor, New York, New York

Term:

November 1, 2006 to April 30, 2017



First Rent Period

from November 1, 2006 to April 30, 2007

Only paying \$

for electric during the First Rent Period

Second Rent Period

annually from May 1, 2007 to April 30, 2012

(Monthly Rental Amount -

Third Rent Period

annually from May 1, 2012 to April 30, 2007

(Monthly Rental Amount

Initial Rent Holiday:

November 1, 2006 to April 30, 2017

Additional Rent Credit:

(entitled to this credit after June 1, 2007)

Use of Premises:

General and executive offices only

General Alterations:

No Landlord consent required if renovations are decorative, are

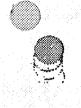
or under, and do not affect electrical, plumbing,

heating, ventilation, air conditioning or other Building system or

any portion of the Building outside of the Premises.

Tenant responsible for Class E fire alarm and communication system and sprinkler system in Premises (Sections 3.04 and 3.05).

Initial Work (Section 3.08): Includes sprinkler system, unisex bathroom and Class E fire alarm and communication system. TIME SQUARE 00204 CONFIDENTIAL



Landlord contribution! In accordance with AIA Form G704, payments will be made upon receipt of proof of payment to vendors and partial release of liens.

Soft costs, i.e. consultant, architectural, engineering and design fees, permit fees and moving expenses, cannot exceed

Landlord will not disburse final balance of 10% until job is completed with all sign offs, etc.

Landlord contribution for unisex bathroom

Estoppel Certificate (Section 7.03):

Must be completed by Tenant within 10 days of

receipt.

Assignment (Section 11.02):

Shall be permitted with Landlord's prior written

consent.

Sublet (Section 11.03):

Shall be permitted with Landlord's prior written consent.

First 4,000 square feet sublet shall be without any entitlement by Landlord to profits, etc. Any sublet thereafter Landlord shall share in profits.

Tenant can sublease up to 2,000 square feet for office purposes (these office sublets will not require the Landlord's prior written consent).

May assign to affiliates without Landlord's prior written consent (must give notice only).

Late Payment Fee (Section 19.04): 3% above current prime as charged by JP Morgan Chase

Base Tax Year (Section 23.01):

July 1, 2006 to June 30, 2007

Tenant's Proportionate Share (Section 23.01):

Tenant responsible for increase in taxes and labor rates over base year (Section 23.01).

Services Provided (Article 29):

Elevators: M-F (8:00 a.m. to 6:00 p.m.)

Sat. (8:00 a.m. to 1:00 p.m.)

Heat: M-F (8:00 a.m. to 6:00 p.m.)

Sat. (8:00 a.m. to 1:00 p.m.)

AC: M-F (8:00

M-F (8:00 a.m. to 6:00 p.m.)

Sat. (8:00 a.m. to 1:00 p.m.)

Cleaning except kitchen area

Electricity (\)

per month)

Water:

Lavatory use only



Security Deposit (Article 35):

Letter of Credit (each year it reduces

until it reaches

by fifth (5th) year.

Personal Guaranty Provided By Kevin O'Sullivan (Section 35.08).



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